

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	6			
Program Progress:							
% of Funds Committed	96.20 %	96.32 %	3	95.51 %	56	61	
% of Funds Disbursed	88.37 %	89.36 %	3	87.58 %	49	48	
Leveraging Ratio for Rental Activities	0.35	1.87	6	4.86	10	7	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.14 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.74 %	69.93 %	5	71.17 %	38	41	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.23 %	80.96 %	3	81.54 %	63	70	
% of 0-30% AMI Renters to All Renters***	50.23 %	47.56 %	4	45.68 %	0	58	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.28 %	95.07 %	4	96.19 %	32	31	
Overall Ranking:			In State:	4 / 6	Nationally:	44 41	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$4,071	\$20,976		\$27,510	215 Units	29.80 %	
Homebuyer Unit	\$15,188	\$21,182		\$15,239	476 Units	66.00 %	
Homeowner-Rehab Unit	\$24,359	\$16,419		\$20,932	30 Units	4.20 %	
TBRA Unit	\$0	\$4,266		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tuscaloosa AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,252	\$69,262	\$25,121
State:*	\$72,333	\$80,035	\$19,779
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	3.7 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.73

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	74.0	3.8	10.0	0.0
Black/African American:	25.0	93.9	90.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.5	0.6	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	89.4	18.5	40.0	0.0
2 Persons:	7.7	27.1	30.0	0.0
3 Persons:	1.4	21.6	23.3	0.0
4 Persons:	1.4	17.2	0.0	0.0
5 Persons:	0.0	9.7	6.7	0.0
6 Persons:	0.0	2.9	0.0	0.0
7 Persons:	0.0	0.8	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.0	27.5	6.7	0.0
Elderly:	67.3	4.4	73.3	0.0
Related/Single Parent:	5.3	42.2	20.0	0.0
Related/Two Parent:	0.5	21.8	0.0	0.0
Other:	1.0	2.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	92.3	0.0 #
HOME TBRA:	0.0	
Other:	3.8	
No Assistance:	3.8	

of Section 504 Compliant Units / Completed Units Since 2001 51

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tuscaloosa State: AL Group Rank: 44
 (Percentile)
 State Rank: 4 / 6 PJs Overall Rank: 41
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	70.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.23	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	96.28	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

